

For Office Use Only
 Executive Office of Environmental Affairs
 MEPA Analyst: *Bill GAGE*
 Phone: 617-626-*1025*

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Meadowbrook Estates Venture		EOEA #: 12869	
Street: Off Kimball Road			
Municipality: Amesbury		Watershed: Merrimack	
Universal Tranverse Mercator Coordinates: E336920 N4746750		Latitude: 42° - 51' - 25" Longitude: 70° - 59' - 40"	
Status of project construction: 0 %complete			
Proponent: Meadowbrook Estates Ventures, LLC			
Street: 4 Poorhouse Lane			
Municipality: West Newbury		State: MA. Zip Code: 01985	
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Fred V. Ford, P.E.			
Firm/Agency: W. C. Cammett Engineering, Inc.		Street: 297 Elm Street,	
Municipality: Amesbury		State: Ma. Zip Code: 01913	
Phone: 978-388-2157	Fax: 978-388-0428	E-mail: fford@cammett.com	

In 25 words or less, what is the project change? The project change involves . . .
Due to lapse of time between the certificate on the ENF and submittal of a DEIR, MEPA has requested a Notice of Project Change.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **September 10, 2002**
Date Noticed in Monitor

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No
 Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	155 AC	0	155 AC
Acres of land altered	55 AC New *43 AC	-22.7	32.3 AC New *43 AC
Acres of impervious area	26.4 AC	-5.4 AC	21.0 AC
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	462,000 SF	-10,200 SF	451,800 SF
Number of housing units	268	0	268
Maximum height (in feet)	35 FT	0	35 FT
TRANSPORTATION			
Vehicle trips per day	1506	0	1506
Parking spaces	804	0	804
WATER/WASTEWATER			
Gallons/day (GPD) of water use	72,000 GPD	0	72,000 GPD
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	60,000 GPD	0	60,000 GPD
Length of water/sewer mains (in miles)	3.09 (WATER) 2.7 (SEWER)		2.7 (water) 2.3 (sewer)

**Historic Gravel Operation Areas*

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

SEE ATTACHED

PROJECT CHANGE DESCRIPTION

The site consists of approximately 155 acres located north of Lake Attitash on the westerly side of Kimball Road.

The project was designed pursuant to M.G.L. Chapter 40B as a comprehensive permit application for the development of 268 townhouses style condominiums in 67 buildings. The Massachusetts Housing Appeal Committee issued a decision for this project on December 12, 2006. A Certificate on The Environmental Notification Form (ENF) was issued on October 10, 2002 for this project.

Due to a lapse of time between the issuance of the Certificate on the ENF and the publication of the notice of availability of the DEIR, the proponent, after discussions with the MEPA office, has been requested to file this Notice of Project Change (NPC).

Access to the site will be from Kimball Road with a gated emergency access leading to the Birches off the south end of the site. Internal looped road systems will provide access through the site without the burden of lengthy dead-end road segments.

Stormwater management facilities will be designed in accordance with the policies noted in Stormwater Management, Volumes 1 and 11, dated March 1997 prepared by MA DEP and MA CZM. Because of the sites location in a watershed of an Outstanding Resource Water, mitigation measures will include treatment of the first 1" of runoff from the site.

Wastewater will be treated and disposed on site via a sewage treatment facility in conjunction with groundwater discharge. The system originally considered to be utilized was the "Solar Aquatics System" designed by Ecological Engineering Assoc. Additional treatment systems will be evaluated during the preparation of the DEIR.

Alternatives to the on-site treatment of wastewater originally was to extend the municipal sewer to the project site from Kimball Road, just north of the Birches. However, due to regulation changes (314 CMR 7.06) promulgated on January 12, 2007, sewer lines are not permitted within the Zone A of a public water supply. Therefore, there is no way to extend the Municipal sewer to the site without being within 400' of the public water supply.

Traffic impacts associated with the project are minimal in nature on the adjacent roadways and intersections. The areas studied in the Traffic Impact and Access Study prepared by D.J.K. Associates indicate LOS levels of at least A & B will be expected through the planning year of 2006. Mitigation measures such as speed signage, warning signage and approach control signage in Kimball Road are recommended.

The projects impact on historical and archaeological resources is expected to be minimal. The proponent engaged the University of Massachusetts Environmental Institute to conduct an Archaeological Phase 1 Intensive Locational Survey in 2002. The survey identified two important sites to be protected during any development of the project site.

The current site plan presented for review provides material changes as compared to the original site plan reviewed under the ENF as outlined on page 2 of the NPC under the Summary of Project Size and Environmental Impacts. The proposed changes decrease physical site impacts related to altered land and impervious coverage.